

**CITY OF BRIDGEPORT  
ECONOMIC AND COMMUNITY DEVELOPMENT  
AND ENVIRONMENT COMMITTEE  
REGULAR MEETING  
JULY 19, 2016**

**ATTENDANCE:** Milta Feliciano, Co-chair; M. Evette Brantley, Co-chair; Aidee Nieves, Jeanette Herron, *Eneida Martinez joined the meeting at 6:30.*

**STAFF:** Scott Hughes, Library Director; Angel dePara, Chief Administrative Office

**OTHERS:** Paul Timpanelli, President and CEO, Bridgeport Regional Business Council; Jeff Leichtman, Sustainability Consultant for the Center for Sustainable Business Growth, Bridgeport Regional Business Council  
Edward Lavernoch, President; Bridgeport Economic Development Corporation

**CALL TO ORDER**

Co-Chair Feliciano called the meeting to order at 6:15 PM. A quorum was present.

She reviewed the procedures of the meeting to all present.

**APPROVAL OF COMMITTEE MINUTES OF MAY 2, 2016 (SPECIAL MEETING)**  
**APPROVAL OF COMMITTEE MINUTES OF MAY 17, 2016**  
**APPROVAL OF COMMITTEE MINUTES OF JUNE 6, 2016 (SPECIAL MEETING)**  
**APPROVAL OF COMMITTEE MINUTES OF JUNE 20, 2016 (SPECIAL MEETING)**  
**APPROVAL OF COMMITTEE MINUTES OF JUNE 30, 2016 (SPECIAL MEETING)**

All the above-referenced Committee Meeting Minutes were voted on in one action.

**\*\* CO-CHAIR BRANTLEY MOVED TO APPROVE THE COMMITTEE MINUTES OF MAY 2, 2016 (SPECIAL MEETING), COMMITTEE MINUTES OF MAY 17, 2016, COMMITTEE MINUTES OF JUNE 6, 2016 (SPECIAL MEETING), COMMITTEE MINUTES OF JUNE 20, 2016 (SPECIAL MEETING), COMMITTEE MINUTES OF JUNE 30, 2016 (SPECIAL MEETING).**

**\*\* COUNCIL MEMBER HERRON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 64-15**  
**PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY-OWNED**  
**PROPERTY LOCATED AT 48 TROWELL STREET.**

**\*\* CO-CHAIR BRANTLEY MOVED TO TABLE UNTIL A LATER DATE ITEM 64-15, PROPOSED RESOLUTION CONCERNING DISPOSITION OF CITY-**

- OWNED PROPERTY LOCATED AT 48 TROWELL STREET.**  
\*\* **COUNCIL MEMBER HERRON SECONDED.**  
\*\* **THE MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 148-15**

**PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY OWNED PROPERTIES (8) BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING RELATIVE TO THE SAME.**

- \*\* **CO-CHAIR BRANTLEY MOVED TO TABLE ITEM 148-15, PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN CITY OWNED PROPERTIES (8) BY AUCTION, SALE TO ABUTTER OR BY SALE TO COMMUNITY BASED HOUSING DEVELOPMENT CORPORATIONS AND ORDERING A PUBLIC HEARING RELATIVE TO THE SAME.**  
\*\* **COUNCIL MEMBER HERRON SECONDED.**  
\*\* **THE MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 163-15**

**GRANT SUBMISSION: RE UPPER EAST SIDE PUBLIC LIBRARY CONSTRUCTION GRANT APPLICATION TO CONNECTICUT STATE LIBRARY (PROJECT 12768)**

Mr. Hughes came forward to talk about the Bridgeport Library's purchase of the property at 25, 35, 34 East Main Street, last year, which makes Bridgeport Library eligible to apply for a grant called the Connecticut Library Public Construction Grant. Mr. Hughes then distributed an architectural rendering of the new library to all committee members.

Co-Chair Brantley suggested through the Chair that the architectural rendering be added as an exhibit to the agenda item.

- \*\* **CO-CHAIR BRANTLEY MOVED TO ADD THE ARCHITECTURAL RENDERING GIVEN TO COUNCIL MEMBERS REGARDING ITEM 64-15, PROPOSED RESOLUTION AUTHORIZING THE DISPOSITION OF CITY OWNED PROPERTY LOCATED 48 TROWELL STREET, AS EXHIBIT ITEM 7.19.16-1.**  
\*\* **COUNCIL MEMBER HERRON SECONDED.**  
\*\* **THE MOTION PASSED UNANIMOUSLY.**

Mr. Hughes said he has been working diligently with Mrs. Gupta and Mr. DeJesus from the Central Grants Office to apply for up to \$1,000,000. He said that the grant could come as a savings toward bonding capacity as \$850,000, invested to purchase the property, would be recouped, and bonding which was authorized by the City Council last year would be offset.

Mr. Hughes said that the proposed resolution seeks authorization from the Committee to apply for the grant since this is a City grant and the City is applying on behalf of the Library.

Co-Chair Brantley asked whether Mr. Hughes has submitted the resolution to which Mr. Hughes answered that Mrs. Gupta has drafted it, but that she has been out sick. Co-Chair Feliciano asked if there is any information Mrs. Gupta would have that Mr. Hughes would not have, and Mr. Hughes answered that Mrs. Gupta has the paperwork that he had to sign off on. Co-Chair Brantley asked if Mrs. Gupta has submitted the grant yet to which Mr. Hughes answered that she had not. Mr. Hughes said the grant application should be completed by the end of the week, and said he would send it electronically to the council members. Co-Chair Feliciano said she liked the idea.

**\*\* COUNCIL MEMBER HERRON MOVED TO APPROVE ITEM 163-15,  
GRANT SUBMISSION: RE: UPPER EAST SIDE PUBLIC LIBRARY  
CONSTRUCTION GRANT APPLICATION TO CONNECTICUT STATE  
LIBRARY (PROJECT 12768).**

**\*\* COUNCIL MEMBER NIEVES SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* CO-CHAIR BRANTLEY MOVED TO REQUEST THAT A COPY OF THE  
GRANT BE SENT TO ALL COMMITTEE MEMBERS AND THAT AN  
ELECTRONIC COPY OF THE RESOLUTION BE SENT TO ALL COUNCIL  
MEMBERS REGARDING ITEM 163-15, GRANT SUBMISSION: RE  
UPPEREAST SIDE PUBLIC LIBRARY CONSTRUCTION GRANT  
APPLICATION TO CONNECTICUT STATE LIBRARY (PROJECT 12768).**

**\*\* COUNCIL MEMBER HERRON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*Council Member Martinez joined the meeting at 6:30.*

**INFORMATIONAL SESSION WITH MR. PAUL TIMPANELLI, PRESIDENT,  
BRIDGEPORT REGIONAL BUSINESS COUNCIL REGARDING THE ECO PARK AND  
THE EAST SIDE CORRIDOR DEVELOPMENTS**

Mr. Lavernoch came forward to introduce the PowerPoint presentation regarding the nationally-acclaimed ECO Technology Park which has brought and will continue to bring innovative, green businesses to Bridgeport, creating jobs, re-purposing abandoned buildings, and upgrading Bridgeport's business image. He said the ECO Park has received distinctions in the Bridgeport and regional area, and he then introduced Mr. Timpanelli.

Mr. Timpanelli started by saying that this initiative will hopefully result in job-generation and carbon footprint-reduction in the West End. He said it is unfortunate that he has not had the opportunity to make a formal presentation to the Council since he feels this is significant for the City of Bridgeport.

Co-Chair Brantley wanted to know why this has not been presented to the full Council. She wanted to know why he had used the word "unfortunate", and why he has not gone to Tom McCarthy. Mr. Timpanelli answered that he went wherever Tom had directed him.

Mr. Timpanelli talked about the important points about ECO Park and the West End:

- the West End improvement actually started in the 1990s under Mayor Ganim;
- ECO Technology Park started about six years ago and is a partnership between the City and the Regional Business Council to draw environmentally-related businesses to Bridgeport and to make the area more resident-friendly;
- 8 new businesses have been created, with 4 renewable energy projects currently in process;
- handed out and discussed a paper, “10 Superlatives” which listed the green, innovative businesses in Bridgeport;
- will make Bridgeport a cleaner, greener city which will attract families
- renovations of old buildings to create new housing for ECO Park employees;
- good tax-producing base for the City
- this project is fully supported by the regional the business community and the City, both of which have contributed financially to help run the ECO Park operation;
- the federal government has recognized ECO Park as a national model for sustainable energy businesses;
- has created about 400 jobs over the last six years;
- significantly contributed to the reduction of the carbon footprint in Bridgeport.

Mr. Lavernoich then returned to the presentation to provide some history about the Phase 1, West End Municipal Development Plan (MDP) in which he was involved during the 1990s. He showed slides of State Street and how it has been developed since then, and said that Phase 2 Municipal Development Plan will focus on buying abandoned buildings and using the property to improve the area for residents and to attract renewable energy businesses. He said the Phase 2 (MDP) has slowed down because David Course, OPED Director, has been working with the State on other projects, but will return to resume the West End project.

Co-Chair Brantley wanted to know if it would be beneficial to look at the historical value of those properties. She wanted to know if there are sources of funding which will help revitalize historical buildings. Mr. Lavernoich said that PSEG has a Community Benefits Agreement, negotiated by the Finch administration, and subsequently ratified by the Ganim administration, which may possibly be used for resiliency and/or sustainable or preservation efforts on the Sound.

Mr. Leichtman then came forward to continue the information session and began with the energy projects which he said create an image for Bridgeport of importance in the green technology industry, the projects are close to New York City, and they are a key component of Bridgeport's growth. He listed the energy projects:

- to work closely with Wheelerbrator to use waste energy to heat and cool buildings at UB and the Morton Government Center by 2017;
- a fuel cell on State Street which can heat 1,500 homes with very clean energy;
- Sludge and Food Digester which eliminates the need to truck sludge and food waste away to be burned and, instead, turns the waste into energy;
- a 9,000-panel solar field at the old landfill;

- a 2,8 mega watt fuel cell at Barnum Dyke which will recycle waste energy to heat-pool all UB buildings; and
- food waste digester which will create green energy and compost.

Co-Chair Brantley wanted to know if this will eliminate that burst of steam that is seen in the Bridgeport sky to which Mr. Leichtman answered he did not really know as of yet which heat will be captured for re-use.

Co-Chair Brantley wanted to know where the digester will be located to which Mr. Leichtman showed on a map that it would be right behind the sewage treatment plant near PT. Mr. Lavernoich interjected that the leadership of the PT Barnum Residents' Association is involved with every step of this project including negotiating a Community Benefits Agreement with the City. Mr. Leichtman added that Bridgeport is an environmental justice community and everything has to go through the residents. He said that one of the negotiated community benefits will be a half-acre greenhouse between the apartments and the digester, paid for and heated by the developer, where jobs will be created for local people to grow fruit and vegetables through a private entity and then sell them to the market place. Co-Chair wanted to know to whom the produce will be sold to which Mr. Leichtman answered it would be sold to area businesses, Stop & Shop, and Hunts Points, NY, area hospitals, schools, etc. The private entity will run the enterprise, but it will be committed to PT Apartments to make sure local people are working in the greenhouse. Co-Chair wanted to be kept informed on this project because she remembered a similar project, BootCamp Farms, which never came to fruition. A discussion followed about what happened to this failed project.

Co-Chair Feliciano said she understands that the company made a community agreement with the people in PT and that it will build a greenhouse which will be managed by someone else, but she wanted to know where the money goes. Mr. Leichtman explained that someone with experience needs to run the enterprise, and he mentioned the name, Harold Blackwell, which Co-Chair Feliciano said she knew. Co-Chair Feliciano restated her question as to what the community benefit is because she said she does not see where the community is benefiting. Mr. Leichtman said local people from the neighborhood will be hired to work in the greenhouse, residents will be able to buy fresh produce, and the employees will get entrepreneurial experience for the future. Co-Chair Feliciano restated her concern about the community benefit, saying that her idea of a community benefit in this situation would be for the private company not to just teach someone to work a register and sell vegetables, but to assist the local residents in running a greenhouse. Mr. Leichtman said that the training component will benefit local residents in that they may be able later on to participate as an owner of a facility and not just as a worker. Co-Chair Feliciano agreed that this is a community benefit and wanted to know how many local people will be hired. Mr. Lavernoich said that he thought all the people would be from PT, and he offered to provide the contact information for PT Partners and a copy of the Community Benefit Agreement to the Committee Members. Co-Chair Feliciano concluded her questions by asking for three items of information:

- contact information for Harold Blackwell's company and whether it is located in Bridgeport;
- how many local PT residents will be employed; and
- when the training session will begin.

Council Member Martinez wanted to know why they have to go through WorkPlace to hire local PT residents. She said there are other minority employer organizations right in the community, and she mentioned, Shequana Shaw, who has employee resources in the community. A general discussion about using WorkPlace for hiring employees followed.

Co-Chair Brantley reiterated her concern about the failure of the BootCamp project and the possibility that it might happen to this project. She said she wants to see local residents employed, and she liked the idea of contacting Shequana Shaw who was referred to by Council Member Martinez as being a local business woman who has employee contacts. A discussion about the Boot Camp project followed.

Mr. Leichtman continued his presentation by listing the green businesses in the ECO Park:

- Flexi-Pave: paving made from rubber tires and which absorbs run-off water;
- Santa Fuel: uses tanks to mix bio-fuel;
- Bridgeport Bio-Diesel: convert yellow and brown grease to bio-fuel;
- Park City Green: mattress recycling company;
- Enviro Express: first natural gas filling station on the East Coast; and
- a new business which is the only medical waste facility in Connecticut; and
- a business which sells green building supplies.

Mr. Leichtman then talked about the job creation aspect of ECO Park, referring specifically to Uconn's investigative research into the best uses of seaweed, the results of which will then spurn new industry and employment. Mr. Lavernoch talked about companies which are approaching Bridgeport as a business venture.

*Co-Chair Brantley left the meeting at 7:27.*

No action was taken on this presentation, but Co-Chair Feliciano wants the full Council to see the ECO Technology Park presentation and said that Tom McCarthy, City Council President, should approve this. Mr. Timpanelli said he would be glad to make the presentation to the Council.

### **ADJOURNMENT**

**\*\* COUNCIL MEMBER HERRON MOVED TO ADJOURN THE MEETING.**  
**\*\* COUNCIL MEMBER NIEVES SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

Co-Chair Feliciano adjourned the meeting at 7:50 PM.

Respectfully submitted,

Nerina Kagan  
Telesco Secretarial Services